

20994 Skyler Dr.

~~***\$519,900***~~

\$395,000

A total reduction of \$124,000!



*Brand new
"Osprey"
w/pool/spa on lake.
3BR , 2 1/2 BA.
Tile floors. Set back,
oversized premium lot.*



BEST BARGAIN IN TOWN!



Call **MIKE LAND**
 Cell Phone:
239.823.3631
 Fax: **239.997.2694**

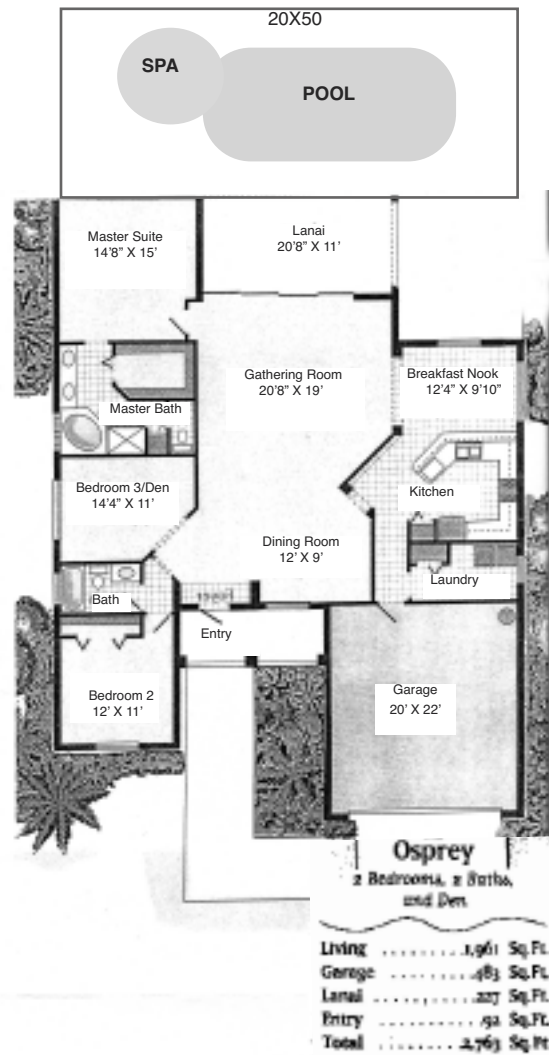
Carrying Costs

	Monthly
**Homeowners Association	\$144
**Recreation District	\$ 94
Recreational Amenities Bond	\$108
* taxes (See below)	

**Fees include lawn irrigation, cutting & edging, basic cable TV, 24 hour security at entry gate and night patrols, social membership, recreation/activities, restaurant, heated pool/spa, card rooms, billiards, ping-pong, craft rooms, tennis courts, bocce, ballroom and stage with professional lighting and sound equipment, reserve funds, legal/accounting, & 100 employees.

Golf

Annual membership \$3286 (deduct \$1232 for single)



Brand new, never lived in! Pool & spill over waterfall on a large lanai overlooking big lake. W-SW exposure for sunny days and spectacular sunsets! House is located in a cul-de-sac for privacy and set way back on lot for max yard and impressive brick drive/walkway. Rear roof overhang provides shelter from sun and rain while enjoying the great outdoors. "Wow" high ceilings and plant shelved Great Room and Dining Room adds spaciousness and elegance.

This 3 bedroom, 2 1/2 bath plus den Osprey floor plan in Herons Glen has everything to offer. This plan features an oversized laundry room and U-shaped kitchen with Breakfast Nook. The open air front room and great room combine to evoke a sense of endless living space while the master suite offers luxurious appointments. A cozy den and second bedroom and bath make for a wonderful guest quarters. This over-sized garage features a pull down staircase.

The beautiful pool/spa tiles coordinate with the interior floor tiles. Silestone countertops with bisque raised panel cabinets, create an upper and lower buffet, a decorator's delight.

Herons Glen is a gated championship golf and country club community with an endless offering of activities, including a Mediterranean style clubhouse, state-of-the-art fitness center, two dining venues, lakeside resort-style pool, and spa. Start enjoying the Florida lifestyle today!

•What the current homeowner is paying for taxes may be misleading compared to what **you'll** pay, if they have owned the house for many years and are "homesteaded." **To find the approximate taxes you pay**, compute 90% of your purchase price (then deduct \$25,000.00 if you are going to be homesteaded) divided by 100, times 1.6 = approximate taxes. This is the same formula for every house in Herons Glen and most of Lee County. This way **there will be no surprises!** The state of FL has promised taxcuts--we'll see.